

FLAMINGO - PHASED DEVELOPMENT

1420 BAY ROAD
MIAMI BEACH, FL 33139

01.05.2018



SITE

| | |
|-----|--|
| G1 | BOUNDARY & TOPOGRAPHIC SURVEY (5 SHEETS) |
| G2 | LOCATION MAP |
| G7B | PROPOSED SITE PLAN (PREVIOUSLY APPROVED) |
| G7E | PROPOSED SITE - PHASING PLAN |

ZONING DIAGRAM

| | |
|---------|------------------------------------|
| GI 1A | PROJECT DATA (PREVIOUSLY APPROVED) |
| GI 1A.2 | PROJECT DATA - PHASING |
| GI 1B | PROJECT DATA (PREVIOUSLY APPROVED) |
| GI 1B.2 | PROJECT DATA - PHASING |

LANDSCAPE DRAWINGS

| | |
|-------|--------------------------------|
| LI01 | LANDSCAPE AREAS |
| LI01A | LANDSCAPE AREAS - PHASING PLAN |

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Jonathan Cardello Lic. # AR93391

PROPOSED SITE - PHASING PLAN

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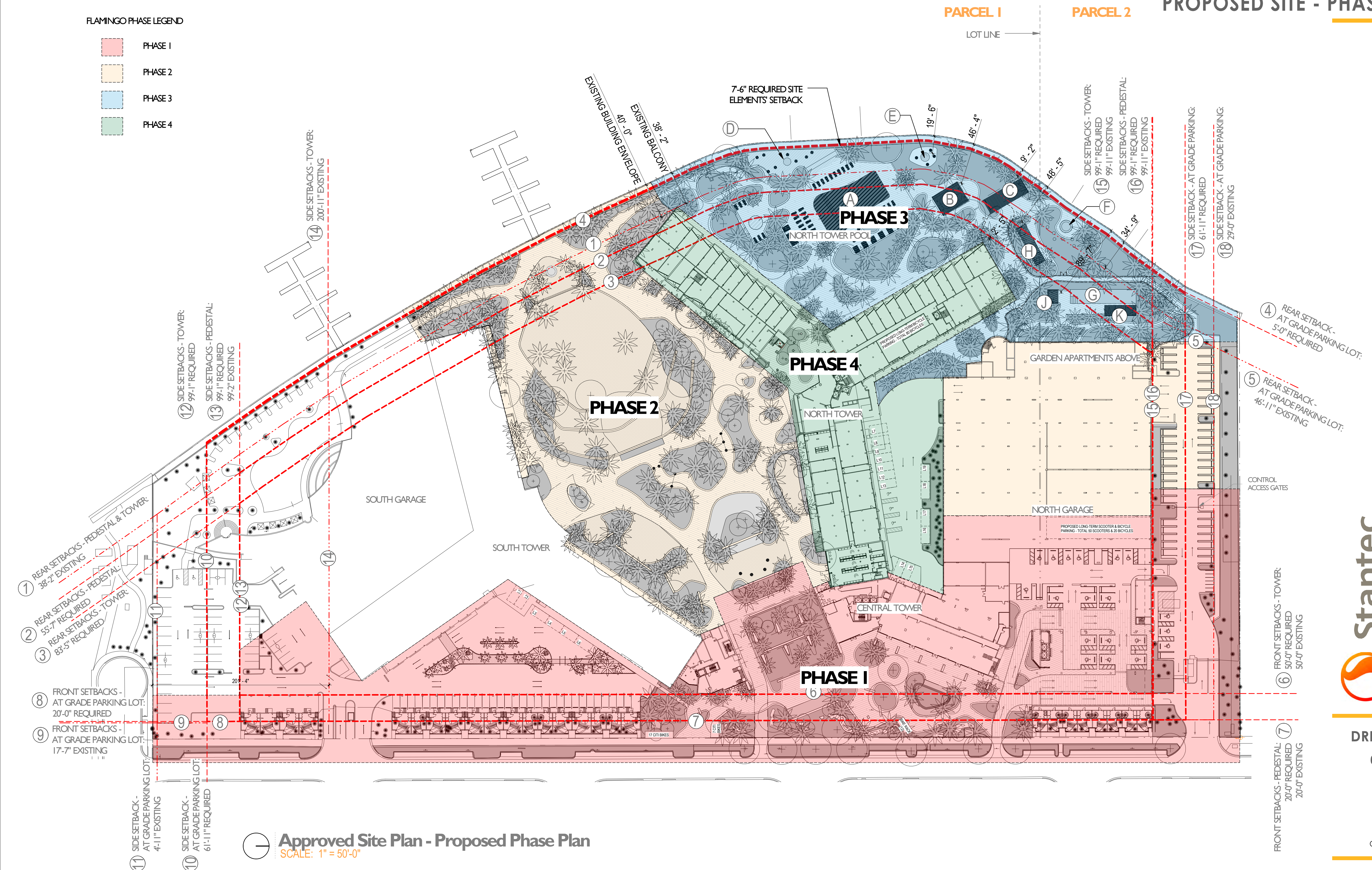
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G7E

FLAMINGO PHASE LEGEND

| | |
|---|---------|
|  | PHASE 1 |
|  | PHASE 2 |
|  | PHASE 3 |
|  | PHASE 4 |



| ZONING ANALYSIS - Flamingo 1420 & 1508 Bay Road Miami Beach, Florida | | | | | |
|---|---------------------------------|---|---------------------------------|---|----------|
| Item # | Zoning information | | | | |
| 1a | Lot 1 Address: | 1420 Bay Road | | | |
| 1b | Lot 2 Address: | 1508 Bay Road | | | |
| 2 | Board and file numbers: | | | | |
| 3a | Lot 1 Folio number(s): | 02-3233-007-0030 | | | |
| 3b | Lot 2 Folio number(s): | 02-3233-007-0032 | | | |
| 4a | Lot 1 year constructed: | 1960 Building | Parcel I Zoning District: | RM-2 (Residential multifamily medium intensity) | |
| 4b | Lot 2 year constructed: | 1960 Bdgs & Site / 2001 Bdgs & Site | Parcel II Zoning District: | RM-3 (Residential multifamily high intensity) | |
| 5 | Based Flood Elevation: | 8.0 NGVD | Grade Value in NGVD: | 3.74 to 4.55 | NGVD (7) |
| 6 | Adjusted grade (Flood+Grade/2): | 5.87 to 6.28 NGVD | Parcel I Net Lot Area: | 569,614 GSF | |
| | | | Parcel II Net Lot Area: | 126,319 GSF | |
| | | | Net Lot Area: | 695,933 GSF | |
| 7a | Parcel I Lot Width: | 841 ft. aprox. | Parcel I Lot Depth: | 554.89 ft. (average) / 685.09 ft. (max.) | |
| 7b | Parcel II Lot Width: | 398 ft. aprox. | Parcel II Lot Depth: | 555.7 ft (average) / 635.52 ft (max.) | |
| | Minimum Unit Size (North Tower) | | Average Unit size (North Tower) | | |
| 8a | Existing Minimum Unit Size: | 498 SF | Existing Average Unit Size: | 884 SF | |
| 8b | Proposed Minimum Unit Size: | 655 SF | Proposed Average Unit Size: | 1112 SF | |
| 8c | Required Minimum Unit Size: | 400 SF | Required Average Unit Size: | 550 SF | |
| 9a | Parcel I Existing use: | Multifamily, Accessory Commercial, Accessory Parking Garage | Parcel I Proposed Use: | Multifamily, Accessory Commercial, Accessory Parking Garage | |
| 9b | Parcel II Existing use: | Multifamily, Accessory Parking Garage | Parcel II Proposed Use: | Multifamily, Accessory Parking Garage | |

| | Lot Area Summary | Required | Existing | Proposed | Deficiencies |
|-----|---------------------------------|---------------|---|---|--------------------------|
| 10a | Height RM-3 | 150'-0" | North Tower: 136'-9" Central Tower (Center): 299'-1" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9" South Tower: N/A | North Tower: 136'-9" Central Tower (Center): 299'-1" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9" South Tower: N/A | N/A - Existing to Remain |
| 10b | Height RM-2 | 140'-0" | Central Tower (Side): 131'-3" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9" | Central Tower (Side): 131'-3" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9" | N/A - Existing to Remain |
| 11a | Number of stories RM-3 | 16 | North Tower: 15 Stories Central Tower (Center): 32 Stories | North Tower: 15 Stories Central Tower (Center): 32 Stories | N/A - Existing to Remain |
| 11b | Number of stories RM-2 | 15 | Central Tower (Side):15 Stories Parking Garage: 6 Stories | Central Tower (Side):15 Stories Parking Garage: 6 Stories | N/A - Existing to Remain |
| 12a | FAR RM-3 | 2.75 | 4.05 | 4.04 | N/A - Existing to Remain |
| 12b | FAR RM-2 | 2.0 | 1.20 | 1.20 | N/A - Existing to Remain |
| 13a | Parcel I Gross Square Footage: | 1,566,439 GSF | 2,308,988 GSF | 2,303,070 GSF | N/A - Existing to Remain |
| 13b | Parcel II Gross Square Footage: | 252,638 GSF | 152,141 GSF | 152,141 GSF | N/A - Existing to Remain |
| 13c | Total Gross Square Footage: | 1,819,077 GSF | 2,461,129 GSF | 2,455,211 GSF | |
| 14 | Square Footage by use: | N/A | | | |
| 15 | Number of Units Residential | N/A | 1689 Units | 1521 Units | N/A |
| 16 | Number of Units Hotel | N/A | N/A | N/A | N/A |
| 17 | Number of Seats | N/A | N/A | N/A | N/A |
| 18 | Occupancy Load | N/A | | | |

| | Setbacks | Required | Existing | Proposed | Deficiencies |
|----|---------------------------------|----------|---|---|--------------------------|
| | Subterranean: | | | | |
| 19 | Front Setback: | 20.0' | N/A | N/A | N/A |
| 20 | Side Setback: | 61.9' | N/A | N/A | N/A |
| 21 | Side Setback: | N/A | N/A | N/A | N/A |
| 22 | Side Setback facing street: | 61.9' | N/A | N/A | N/A |
| 23 | Rear Setback: | 0.0' | N/A | N/A | N/A |
| | | | | | |
| | At Grade Parking Lot: | | | | |
| 24 | Front Setback: 20' | 20.0' | 17.6' | 17.6' | N/A - Existing to Remain |
| 25 | Side Setback: (6) | 61.9' | 29.0' | 29.0' | N/A - Existing to Remain |
| 26 | Side Setback: (6) | N/A | N/A | N/A | N/A |
| 27 | Side Setback facing Street: (6) | 61.9' | 4.9' | 4.9' | N/A - Existing to Remain |
| 28 | Rear Setback: 5' | 5.0' | 46.9' | 46.9' | N/A - Existing to Remain |
| | | | | | |
| | Pedestal (Up to 50' in height) | | | | |
| 29 | Front Setback: 20' | 20.0' | 20.0' | 20.0' | N/A - Existing to Remain |
| 30 | Side Setback: (1) | 99.1' | 99.9' | 99.9' | N/A - Existing to Remain |
| 31 | Side Setback: (1) | N/A | N/A | N/A | N/A |
| 32 | Side Setback facing Street: (1) | 99.1' | 99.2' | 99.2' | N/A - Existing to Remain |
| 33 | Rear Setback: (4) | 55.6' | 40.0' (North Tower) 38.16' (North Tower Balcony) | 40.0' (North Tower) 38.16' (North Tower Balcony) | N/A - Existing to Remain |
| | | | | | |
| | Tower | | | | |
| 34 | Front Setback: (2) | 50.0' | 50.0' | 50.0' | N/A - Existing to Remain |
| 35 | Side Setback: (3) | 99.1' | 99.9' | 99.9' | N/A - Existing to Remain |
| 36 | Side Setback: (3) | N/A | N/A | N/A | N/A |
| 37 | Side Setback facing Street: (1) | 99.1' | 200.92' | 200.92' | N/A - Existing to Remain |
| 38 | Rear Setback: (5) | 83.4' | 40.0' (North Tower) 38.16' (North Tower Balcony) | 40.0' (North Tower) 38.16' (North Tower Balcony) | N/A - Existing to Remain |

| Item # | Parking | Required | Existing | Proposed | Deficiencies |
|--------|---|---|---|---|--------------|
| 39 | Parking district | District 1 | District 1 | District 1 | N/A |
| 40 | Total # of Parking spaces | 1,784 | 2,032 | 2,000 | N/A |
| 41 | Grocery/Retail Parking Required... | 59 | 17 | 59 | N/A |
| 42 | Residential Parking Required (Refer to Separate Chart for Breakdown) | 1,725 | 1,978 | 1,725 | N/A |
| 43 | Parking Space Dimensions | Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d | Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d | Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d | N/A |
| 44 | Parking space configuration (45,60,90 Parallel) | 90 | 90 | 90 | N/A |
| 45 | ADA spaces (8) (9) | 28 ADA Parking Spaces | 32 ADA Parking Spaces | 28 ADA Parking Spaces | N/A |
| 46 | Tandem Spaces | N/A | 1,069 | 1,081 | N/A |
| 47 | Drive aisle Width | 11' one way 22' two way | 11' one way 22' two way | 11' one way 22' two way | N/A |
| 48 | Valet drop off and pick up | N/A | 1.00 | 2.00 | N/A |
| 49 | Loading zones and trash collection areas | 19 Loading Spaces (2 Restaurant & Retail / 17 Residential) | 19 Loading Spaces (1 Retail / 18 Residential) 6 Trash Collection Areas | 19 Loading Spaces (2 Restaurant & Retail / 17 Residential) 6 Trash Collection Areas | N/A |
| 50 | Bicycle parking, Location and number of racks | N/A | N/A | Short term: 12 Bicycles Long Term: 100 Bicycles | N/A |

| | Restaurants, Cafes, Bars, Lounges,... | Required | Existing | Proposed | Deficiencies |
|----|---------------------------------------|----------|----------|------------|--------------|
| 51 | Type of use | N/A | N/A | Restaurant | N/A |
| 52 | Total # of seats | N/A | N/A | 180 Seats | N/A |
| 53 | Total # of seats per venue... | N/A | N/A | N/A | N/A |
| 54 | Total occupant content | N/A | N/A | N/A | N/A |
| 55 | Occupant content per venue... | N/A | N/A | N/A | N/A |

| | | |
|----|---|----|
| 56 | Is this a contributing building? | No |
| 57 | Located within a Local Historic District? | No |

- (1) Sum of side setbacks= 16% Site Setbacks would be greater of 7.5' or 8%
- (2) 20' + 1/1 height over 50'. 50' max.
- (3) Pedestal Setback + 0.10' Height over 50'. 50' max.
- (4) 10% of Lot Depth
- (5) 15% of Lot Depth
- (6) 5' or 5% of Lot Width
- (7) Note: Existing Sidewalk Elevation will be adjusted with the City Roadway Improvements Project
- (8) ADA Spaces Required (1001 and over): 20 plus 1 for each 100 over 1000
- (9) ADA spaces Required number is based on proposed required parking count of 1770 spaces due to reduction of unit count and revised uses.

PROJECT DATA

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DRB SUBMITTAL

08.03.2017

Revision

10-06-2017

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PREVIOUSLY
APPROVED

G11A

| Item # | Zoning information | | | |
|--------|---------------------------------|---|---------------------------------|---|
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| 4a | Lot 1 year constructed: | 1960 Building | Parcel I Zoning District: | RM-2 (Residential multifamily medium intensity) |
| 4b | Lot 2 year constructed: | 1960 Bdgs & Site / 2001 Bdgs & Site | Parcel II Zoning District: | RM-3 (Residential multifamily high intensity) |
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| 6 | Adjusted grade (Flood+Grade/2): | 5.87 to 6.28 NGVD | Parcel I Net Lot Area: | 569,614 GSF |
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| | | | Net Lot Area: | 695,933 GSF |
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|-----|---------------------------------|---------------|---|---|--------------------------|
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| 11a | Number of stories RM-3 | 16 | North Tower: 15 Stories Central Tower (Center): 32 Stories | North Tower: 15 Stories Central Tower (Center): 32 Stories | N/A - Existing to Remain |
| 11b | Number of stories RM-2 | 15 | Central Tower (Side):15 Stories Parking Garage: 6 Stories | Central Tower (Side):15 Stories Parking Garage: 6 Stories | N/A - Existing to Remain |
| 12a | FAR RM-3 | 2.75 | 4.05 | 4.04 | N/A - Existing to Remain |
| 12b | FAR RM-2 | 2.0 | 1.20 | 1.20 | N/A - Existing to Remain |
| 13a | Parcel I Gross Square Footage: | 1,566,439 GSF | 2,308,988 GSF | 2,303,070 GSF | N/A - Existing to Remain |
| 13b | Parcel II Gross Square Footage: | 252,638 GSF | 152,141 GSF | 152,141 GSF | N/A - Existing to Remain |
| 13c | Total Gross Square Footage: | 1,819,077 GSF | 2,461,129 GSF | 2,455,211 GSF | |
| 14 | Square Footage by use: | N/A | | | |
| 15 | Number of Units Residential | N/A | 1689 Units | 1521 Units | N/A |
| 16 | Number of Units Hotel | N/A | N/A | N/A | N/A |
| 17 | Number of Seats | N/A | N/A | N/A | N/A |
| 18 | Occupancy Load | N/A | | | |

| | Setbacks | Required | Existing | Proposed | Deficiencies |
|----|---------------------------------|----------|---|---|--------------------------|
| | Subterranean: | | | | |
| 19 | Front Setback: | 20.0' | N/A | N/A | N/A |
| 20 | Side Setback: | 61.9' | N/A | N/A | N/A |
| 21 | Side Setback: | N/A | N/A | N/A | N/A |
| 22 | Side Setback facing street: | 61.9' | N/A | N/A | N/A |
| 23 | Rear Setback: | 0.0' | N/A | N/A | N/A |
| | At Grade Parking Lot: | | | | |
| 24 | Front Setback: 20' | 20.0' | 17.6' | 17.6' | N/A - Existing to Remain |
| 25 | Side Setback: (6) | 61.9' | 29.0' | 29.0' | N/A - Existing to Remain |
| 26 | Side Setback: (6) | N/A | N/A | N/A | N/A |
| 27 | Side Setback facing Street: (6) | 61.9' | 4.9' | 4.9' | N/A - Existing to Remain |
| 28 | Rear Setback: 5' | 5.0' | 46.9' | 46.9' | N/A - Existing to Remain |
| | Pedestal (Up to 50' in height) | | | | |
| 29 | Front Setback: 20' | 20.0' | 20.0' | 20.0' | N/A - Existing to Remain |
| 30 | Side Setback: (1) | 99.1' | 99.9' | 99.9' | N/A - Existing to Remain |
| 31 | Side Setback: (1) | N/A | N/A | N/A | N/A |
| 32 | Side Setback facing Street: (1) | 99.1' | 99.2' | 99.2' | N/A - Existing to Remain |
| 33 | Rear Setback: (4) | 55.6' | 40.0' (North Tower) 38.16' (North Tower Balcony) | 40.0' (North Tower) 38.16' (North Tower Balcony) | N/A - Existing to Remain |
| | Tower | | | | |
| 34 | Front Setback: (2) | 50.0' | 50.0' | 50.0' | N/A - Existing to Remain |
| 35 | Side Setback: (3) | 99.1' | 99.9' | 99.9' | N/A - Existing to Remain |
| 36 | Side Setback: (3) | N/A | N/A | N/A | N/A |
| 37 | Side Setback facing Street: (1) | 99.1' | 200.92' | 200.92' | N/A - Existing to Remain |
| 38 | Rear Setback: (5) | 83.4' | 40.0' (North Tower) 38.16' (North Tower Balcony) | 40.0' (North Tower) 38.16' (North Tower Balcony) | N/A - Existing to Remain |

PROJECT DATA - PHASING

| Item # | Parking | Required | Existing | Proposed | Deficiencies |
|--------|--|--|--|--|--------------|
| 39 | Parking district | District 1 | District 1 | District 1 | N/A |
| 40 | Total # of Parking spaces | 1,784 | 2,032 | 2,000 | N/A |
| 41 | Grocery/Retail Parking Required... | 59 | 17 | 59 | N/A |
| 42 | Residential Parking Required (Refer to Separate Chart for Breakdown) | 1,725 | 1,978 | 1,725 | N/A |
| 43 | Parking Space Dimensions | Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d | Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d | Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d | N/A |
| 44 | Parking space configuration (45,60,90 Parallel) | 90 | 90 | 90 | N/A |
| 45 | ADA spaces (8) (9) Phase 3 & 4 ADA spaces Phase 1 & 2 | 28 ADA Parking Spaces 32 ADA Parking Spaces | 32 ADA Parking Spaces | 28 ADA Parking Spaces 32 ADA Parking Spaces | N/A N/A |
| 46 | Tandem Spaces | N/A | 1,069 | 1,081 | N/A |
| 47 | Drive aisle Width | 11' one way 22' two way | 11' one way 22' two way | 11' one way 22' two way | N/A |
| 48 | Valet drop off and pick up | N/A | 1.00 | 2.00 | N/A |
| 49 | Loading zones and trash collection areas | 19 Loading Spaces (2 Restaurant & Retail / 17 Residential) | 19 Loading Spaces (1 Retail / 18 Residential) 6 Trash Collection Areas | 19 Loading Spaces (2 Restaurant & Retail / 17 Residential) 6 Trash Collection Areas | N/A |
| 50 | Bicycle parking, Location and number of racks | N/A | N/A | Short term: 12 Bicycles Long Term: 100 Bicycles | N/A |

| | Restaurants, Cafes, Bars, Lounges,... | Required | Existing | Proposed | Deficiencies |
|----|---------------------------------------|----------|----------|------------|--------------|
| 51 | Type of use | N/A | N/A | Restaurant | N/A |
| 52 | Total # of seats | N/A | N/A | 180 Seats | N/A |
| 53 | Total # of seats per venue... | N/A | N/A | N/A | N/A |
| 54 | Total occupant content | N/A | N/A | N/A | N/A |
| 55 | Occupant content per venue... | N/A | N/A | N/A | N/A |

| | | |
|----|---|----|
| 56 | Is this a contributing building? | No |
| 57 | Located within a Local Historic District? | No |

- (1) Sum of side setbacks= 16% Site Setbacks would be greater of 7.5' or 8%
- (2) 20' + 1/1 height over 50'. 50' max.
- (3) Pedestal Setback + 0.10' Height over 50'. 50' max.
- (4) 10% of Lot Depth
- (5) 15% of Lot Depth
- (6) 5' or 5% of Lot Width
- (7) Note: Existing Sidewalk Elevation will be adjusted with the City Roadway Improvements Project
- (8) ADA Spaces Required (1001 and over): 20 plus 1 for each 100 over 1000
- (9) ADA spaces Required number is based on proposed required parking count of 1770 spaces due to reduction of unit count and revised uses.

PHASING FOR ADA PARKING.
REFER TO SHEET G11B AND G11B.2
FOR REQUIRED, PROVIDED AND
SURPLUS PARKING

FLAMINGO

1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
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DRB SUBMITTAL

01.05.2018

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G11A.2



| RESIDENTIAL PARKING | EXISTING | | | PROPOSED | | | | | NOTES |
|---|--|------------------------------|------------------|--|---------------|------------------------------|----------------|---------------------------|---|
| | Existing Unit Count | Parking Credit per Unit Type | Required Parking | Proposed Unit Count | Reduced Units | Parking Credit per Unit Type | Parking Credit | Required Parking w/Credit | |
| Existing North Tower | | | | | | | | | Flamingo Existing Residential Parking - As per Permit Set Record drawings, Rev 03/15/00 |
| Less than 1000 SF | 361 Units | 1.00 | 361.00 | 220 Units | -141 Units | 1.5 per Unit | -211.50 | 330.00 | |
| Between 1000 and 1200 SF | 196 Units | 1.00 | 196.00 | 83 Units | -113 Units | 1.75 | -197.75 | 145.25 | |
| More than 1200 SF (Existing Units) | 57 Units | 1.00 | 57.00 | 57 Units | 0 Units | 2.0 per Unit | 0.00 | 114.00 | |
| More than 1200 SF (Added Units) | | | | 86 Units | 86 Units | 2.0 per Unit (2017) | 0.00 | 172.00 | 130-32 (6b) 2.0 spaces per unit for units above 1200 square feet |
| Existing North Tower Total | 614 Units | | 614.00 | 446 Units | -168.00 | | -409.25 | 761.25 | |
| | | | | | | | | 352.00 | North Tower Parking With Credit |
| Existing South Tower | 562 Units | | 562.00 | 562 Units | 562 Units | 1.0 per Unit | 562.00 | 562.00 | |
| Existing Visitor Spaces (per 1999 Permit Set) | | | 32.00 | | | | | 32.00 | |
| New Required Visitor | | | | 86 Units | | 0.1 per Unit (2017) | 8.60 | 8.60 | |
| Existing Central Tower | 463 Units | 1.50 | 694.50 | 463 Units | 463 Units | 1.50 | 694.50 | 694.50 | |
| Existing Garden Apartments | 24 Units | 1.50 | 36.00 | 24 Units | 24 Units | 1.50 | 36.00 | 36.00 | |
| Townhouses A, B & C - Existing | 26 Units | 1.50 | 39.00 | 26 Units | 26 Units | 1.50 | 39.00 | 39.00 | |
| | | | | | | | | | |
| Total Residential Parking | 1,978.00 | | | 1,725.00 | | | | | 253.00 |
| | Existing Required Residential Parking (Per Previous Permits) | | | Proposed Residential Parking Required (Current with Grandfathered Parking) | | | | | Required Residential Parking Reduction |
| | | | | BASED ON A REVERSE ENGINEERING OF THE PRE-1989 ORDINANCE | | | | | |
| RETAIL PARKING | EXISTING | | | PROPOSED | | | | | NOTES |
| | Existing Retail Area | Area per Parking Space | Required Parking | Proposed Retail Area | | Area per Parking Space | | Required Parking | |
| Retail | 5,100 GSF | 300 GSF per Space | 17.00 | 4,128 GSF | | 300 GSF | | 14.00 | 130-32 (37) Retail store, coin laundry, dry cleaning receiving station, stock brokerage or personal service establishment: 1 space per 300 square feet of floor area. |
| Total Commercial Parking | 17.00 | | | 14.00 | | | | | |
| | Existing Commercial Parking | | | Proposed Commercial Parking Required | | | | | |
| FUTURE RESTAURANT PARKING | EXISTING | | | PROPOSED | | | | | NOTES |
| | Number of Seats | Seats per Parking Space | Required Parking | Number of Seats | | Seats per Parking Space | | Required Parking | |
| Restaurant | | | | 0 Seats | | 4 Seats | | 0.00 | 130-32 (36) - Restaurant Parking Requirements: Restaurants or other establishment for consumption of food or beverages on the premises: 1 space per 4 seats. |
| Total Restaurant Parking | | | | 0.00 | | | | | |
| | | | | Future Restaurant Parking Required | | | | | |
| TOTAL PARKING REQUIRED | 1,995.00 | | | 1,739.00 | | | | | |
| | Existing Parking Required | | | Proposed Parking Required | | | | | |
| TOTAL PARKING PROVIDED ON SITE | 2,032.00 | | | 2,032.00 | | | | | |
| | Existing Parking on Site | | | Existing Parking on Site | | | | | |

Surplus Parking between Pre-1989 Ordinances 37.00

Surplus Parking between Pre-1989 Current Ordinances 293.00
Total spaces Removed from Site 60.00

1,972.00
Proposed Parking To be Provided on Site

| SITE PARKING IMPACTED IN AREAS OF IMPROVEMENTS | PARKING SPACES TO BE REMOVED | | Alternate if all Retail Space is a Restaura | | | |
|--|------------------------------|--|--|--|-------------------------|------------------|
| Main Parking Garage (New North Drop-Off Area) | | | PROPOSED | | | |
| Standard Spaces | 25.00 | | Number of Seats | | Seats per Parking Space | Required Parking |
| Front Site Parking (New Pedestrian Plaza) | | | 180 Seats | | 4 Seats | 45.00 |
| Standard Spaces | 4.00 | | 45.00 | | | |
| South Site Parking (New South Drop-Off Area) | | | Future Restaurant Parking Required | | | |
| Standard Spaces | 18.00 | | | | | |
| ADA Spaces | 4.00 | | Parking Required 1,770.00 | | | |
| North Surface Parking (Modifications for short term parking and new control... | | | | | | |
| Standard Spaces | 9.00 | | Existing Parking on Site 2,032.00 | | | |
| Total Parking Removed due to Improvements | 60.00 | | | | | |
| | | | Surplus Parking between Pre-1989 Current Ordinances 262.00 | | | |
| | | | | | | |

PREVIOUSLY
APPROVED

| RESIDENTIAL PARKING | EXISTING | | | EXISTING - WITH VACANT UNIT COUNT | | | | | NOTES |
|---|--|------------------------------|------------------|-----------------------------------|--|------------|----------------|---------------------------|---|
| | Existing Unit Count | Parking Credit per Unit Type | Required Parking | Proposed Unit Count | Reduced Units | Unit Total | Parking Credit | Required Parking w/Credit | |
| Existing North Tower | | | | | | | | | Flamingo Existing Residential Parking - As per Permit Set Record drawings, Rev 03/15/00 |
| Less than 1000 SF | 361 Units | 1.00 | 361.00 | | 40 Units | 321 Units | 1.00 | 321.00 | |
| Between 1000 and 1200 SF | 196 Units | 1.00 | 196.00 | | 20 Units | 176 Units | 1.00 | 176.00 | |
| More than 1200 SF (Existing Units) | 57 Units | 1.00 | 57.00 | | 28 Units | 29 Units | 1.00 | 29.00 | |
| More than 1200 SF (Added Units) | | | | | | | | | |
| Existing North Tower Total | 614 Units | | 614.00 | | | 526 Units | | 526.00 | North Tower Parking with Credits |
| Existing South Tower | 562 Units | | 562.00 | | | 562 Units | | 562.00 | |
| Existing Visitor Spaces (per 1999 Permit Set) | | | 32.00 | | | | | 32.00 | |
| New Required Visitor | | | | | | | | | |
| Existing Central Tower | 463 Units | 1.50 | 694.50 | | | 463 Units | 1.50 | 694.50 | |
| Existing Garden Apartments | 24 Units | 1.50 | 36.00 | | | 24 Units | 1.50 | 36.00 | |
| Townhouses A, B & C - Existing | 26 Units | 1.50 | 39.00 | | | 26 Units | 1.50 | 39.00 | |
| | | | | | | | | | |
| Total Residential Parking | | | 1,978.00 | | | | | 1,890.00 | 88.00 |
| | Existing Required Residential Parking (Per Previous Permits) | | | | Existing Required Residential Parking | | | | |
| | | | | | Total 88 units not occupied in the North Tower | | | | |

| RETAIL PARKING | EXISTING | | | PROPOSED | | | | | NOTES |
|--------------------------|-----------------------------|------------------------|------------------|----------------------|--------------------------------------|------------------------|--|------------------|---|
| | Existing Retail Area | Area per Parking Space | Required Parking | Proposed Retail Area | | Area per Parking Space | | Required Parking | |
| Retail | 5,100 GSF | 300 GSF per Space | 17.00 | 4,128 GSF | | 300 GSF | | 14.00 | 130-32 (37) Retail store, coin laundry, dry cleaning receiving station, stock brokerage or personal service establishment: 1 space per 300 square feet of floor area. |
| Total Commercial Parking | | | 17.00 | | | | | 14.00 | |
| | Existing Commercial Parking | | | | Proposed Commercial Parking Required | | | | |

| FUTURE RESTAURANT PARKING | EXISTING | | | PROPOSED | | | | | NOTES |
|---------------------------|-----------------|-------------------------|------------------|-----------------|------------------------------------|-------------------------|--|------------------|--|
| | Number of Seats | Seats per Parking Space | Required Parking | Number of Seats | | Seats per Parking Space | | Required Parking | |
| Restaurant | | | | 0 Seats | | 4 Seats | | 0.00 | 130-32 (36) - Restaurant Parking Requirements: Restaurants or other establishment for consumption of food or beverages on the premises: 1 space per 4 seats. |
| Total Restaurant Parking | | | | | | | | 0.00 | |
| | | | | | Future Restaurant Parking Required | | | | |

| | | | |
|--------------------------------|---------------------------|---------------------------|--|
| TOTAL PARKING REQUIRED | 1,995.00 | 1,904.00 | |
| | Existing Parking Required | Proposed Parking Required | |
| TOTAL PARKING PROVIDED ON SITE | 2,032.00 | 2,032.00 | |
| | Existing Parking on Site | Existing Parking on Site | |

| | | | |
|---|-------|---|----------|
| Surplus Parking between Pre-1989 Ordinances | 37.00 | Surplus Parking | 128.00 |
| | | Total spaces Removed from Site | 60.00 |
| | | | 1,972.00 |
| | | Proposed Parking To be Provided on Site | |

| SITE PARKING IMPACTED IN AREAS OF IMPROVEMENTS | PARKING SPACES TO BE REMOVED | Alternate if all Retail Space is a Restaurat | | | | |
|--|------------------------------|--|------------------------------------|-------------------------|--|------------------|
| Main Parking Garage (New North Drop-Off Area) | | PROPOSED | | | | |
| Standard Spaces | 25.00 | Number of Seats | | Seats per Parking Space | | Required Parking |
| Front Site Parking (New Pedestrian Plaza) | | 180 Seats | | 4 Seats | | 45.00 |
| Standard Spaces | 4.00 | | 45.00 | | | |
| South Site Parking (New South Drop-Off Area) | | | Future Restaurant Parking Required | | | |
| Standard Spaces | 18.00 | | | | | |
| ADA Spaces | 4.00 | | Parking Required | | | |
| | | | 1,935.00 | | | |
| North Surface Parking (Modifications for short term parking and new control... | | | | | | |
| Standard Spaces | 9.00 | | Existing Parking on Site | | | |
| | | | 2,032.00 | | | |
| Total Parking Removed due to Improvements | 60.00 | | | | | |
| | | Surplus Parking | | | | 97.00 |
| | | | | | | |

FLAMINGO

1420 BAY ROAD, MIAMI BEACH

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DRB SUBMITTAL

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